

Message from The Association Manager



Dear Homeowners / Tenants,

This special edition of the AALOA Newsletter has been issued for focus specifically on the subject of the general behavior expected of our residents.

Firstly may I please point out that the Sale Agreement signed by all owners when they purchased their apartment states that:

“The buyer shall not commit any act which shall be or result in a nuisance, annoyance, disturbance, inconvenience or damage to the neighbouring apartment or any other parts of the development, their respective occupants or the Association”

Furthermore the AALOA has published a resident’s handbook which is circulated to both homeowners and their tenants and in this handbook the various rules and regulations are listed for the full compliance by all residents.

However we are still encountering repetitive cases of non-acceptable behavioral issues which contravene the rules and regulations the most common of which are listed below.

- Dropping of litter in all common areas
- Improper disposal of trash in the garbage chute rooms.
- Storing of personal belongings in the internal corridors and stairwell
- Smoking in the stairwells and leaving cigarette butts on the floors
- Violation of parking spaces, not following the traffic direction signs and exceeding the speed limit within the car park areas.
- Vandalizing property such as decorations, security doors, biometric readers, etc.
- Keeping of dog’s inside apartments.
- Leaving children and minors un-attended in the common areas and not supervising the behavior of children.
- Mis-use of the lobby reception areas.
- Playing loud music or TV in apartments, common areas and the recreational facilities.
- Stealing of property such as internal corridor door handles and Air freshener dispenser in the garbage rooms.
- Abusive behavior towards the AALOA and Facility Management Employees, and fellow residents.

So we now again please ask that all our residents take note of the above points and we request that you all please strictly adhere to the rules and regulations and stop any non-acceptable behavior.

Our staff will be more vigilant in the performing of their duties and the surveillance throughout the property is being increased, and if we discover any breach of the rules by our residents then these matters will be dealt with in the appropriate manner.

We sincerely hope that all residents will understand our concerns and appreciate that our main objective is to deliver a first class service and support for all residents and to aid us all residents are expected to embrace these high standards and take pride in the complex with respect for each other to create a friendly and sociable living environment for us all.

Your full support all cooperation in this regards will be greatly appreciated, and any feedback will be warmly welcome.

Yours Truly,

Andrew Brennan
Association Manager